

Bethel Island Municipal Advisory Council



Phil Kammerer, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

Phil Kammerer, Chair
Belinda Bittner, Vice Chair
Pam Allen, Councilmember
Rob Brunham, Councilmember
Mark Whitlock, Councilmember

*The Bethel Island Municipal Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors and the County Planning Agency.*

MAC AGENDA

Tuesday, April 14, 2020
6:00 P.M.

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 31, 2020, prevents public gatherings. In lieu of a public gathering, the Bethel Island MAC meeting will be accessible via conference call to all members of the public as permitted by the Governor's Executive Order N29-20.

Board meetings can be accessed as follows:

Dial In: 1-844-517-1271

Access Code: 24583300#

No Host: press #

To access the full agenda packet, please visit:

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/2532?html=true>

The Bethel Island Municipal Advisory Committee will provide reasonable accommodations for persons with disabilities planning to attend the meeting who have special needs. Please contact Lea Castleberry from Supervisor Burgis Office at least 72 hours before the meeting by calling (925) 252-4500 or by email at Lea.Castleberry@bos.cccounty.us

Materials distributed for the meeting are available for viewing by emailing Lea Castleberry at the address listed above.

Bethel Island Municipal Advisory Council



Phil Kammerer, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

1. **Call to Order/Roll Call/Pledge of Allegiance**

2. **Approval of Agenda**

3. **Public Comment (3 Minutes/speaker)**

You can submit public comment prior to the meeting by emailing Lea Castleberry at Lea.Castleberry@bos.cccounty.us

Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the MAC. Persons wishing to speak are requested to fill out a speaker card.

4. **Agency Reports**

- a. East Contra Costa Fire Protection District
- b. Office of the Sheriff
- c. California Highway Patrol
- d. Office of Supervisor Diane Burgis

5. **Consent Items**

All matters listed under Consent Items are considered by the MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the MAC or a member of the public prior to the time the MAC votes on the motion to adopt.

- a. Record of Actions—March 10, 2020

6. **Presentations**

- a. Update on COVID -19 for Contra Costa County (*Lea Castleberry, Office of Supervisor Diane Burgis*)

7. **Items for Discussion and/or Action**

- a. Agency Comment Request DP20-3007 – The applicant requests approval to modify the Delta Coves final development plan to convert the roads within the development from public roads to private roads, convert the storm drain facilities to private storm drain facilities, add gated entry points, and approval of a dock design plan and mooring plan for the lagoon. (*Applicant, SDC Delta Coves, LLC*)
- b. Community Projects for Downtown area with Mitigation Funds

The Bethel Island Municipal Advisory Committee will provide reasonable accommodations for persons with disabilities planning to attend the meeting who have special needs. Please contact Lea Castleberry from Supervisor Burgis Office at least 72 hours before the meeting by calling (925) 252-4500 or by email at Lea.Castleberry@bos.cccounty.us

Materials distributed for the meeting are available for viewing by emailing Lea Castleberry at the address listed above.

Bethel Island Municipal Advisory Council



Phil Kammerer, Chair

**Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513**

- c. Approve Bethel Island MAC Facility Rental Fee for March 10, 2020 - \$200.00

8. Committee Reports/Member Reports

- a. Code Enforcement
- b. Bethel Island Chamber of Commerce
- c. Bethel Island Municipal Improvement District
- d. Bethel Island Post Office
- e. Ad Hoc Park Committee
- f. San Joaquin Yacht Club
- g. Ad Hoc Fire Safety Committee
- h. Scout Hall
- i. Citizens' Fire Committee
- j. Heart Safe Communities Program

9. Correspondence/Announcements

- a. R-03/09/20 Revised County Zoning Administrator Agenda for March 16, 2020

10. Future Agenda Items

11. Adjourn

The Bethel Island Municipal Advisory Committee will provide reasonable accommodations for persons with disabilities planning to attend the meeting who have special needs. Please contact Lea Castleberry from Supervisor Burgis Office at least 72 hours before the meeting by calling (925) 252-4500 or by email at Lea.Castleberry@bos.cccounty.us

Materials distributed for the meeting are available for viewing by emailing Lea Castleberry at the address listed above.



Planning Application

Department of Conservation and Development
Community Development Division

30 Muir Road
Martinez, CA 94553
(925) 674-7200
www.cccounty.us

PROJECT DATA

Total Parcel Size: _____
Proposed Number of Units: _____
Proposed Square Footage: _____
Estimated Project Value: _____

TYPE OF APPLICATION (Mark all that apply):

- | | | |
|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------|
| <input type="checkbox"/> ACCESSORY DWELLING UNIT (ADU)/JUNIOR ADU | <input type="checkbox"/> GENERAL PLAN AMENDMENT/FEASIBILITY STUDY | <input type="checkbox"/> REZONING |
| <input type="checkbox"/> ADMINISTRATIVE REVIEW
(former Redevelopment Area) | <input type="checkbox"/> LAND USE PERMIT | <input type="checkbox"/> TREE PERMIT |
| <input type="checkbox"/> CERTIFICATE OF COMPLIANCE | <input type="checkbox"/> LOT LINE ADJUSTMENT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> COMPLIANCE REVIEW | <input type="checkbox"/> MAJOR <input type="checkbox"/> MINOR SUBDIVISION | <input type="checkbox"/> WIRELESS |
| <input checked="" type="checkbox"/> DEVELOPMENT PLAN <i>Substantial Modification</i> | <input type="checkbox"/> PLANNING CONSIDERATION | <input type="checkbox"/> OTHER |

PROPERTY OWNER OR AGENT AUTHORIZATION

NAME: SDC DELTA COVES LLC c/o DMB DEVELOPMENT
ADDRESS: 76009 DOUBLETREE PARK RD #250
CITY, STATE: SLOTHOLE, AZ ZIP: 85058
PHONE #: 480-367-7314
EMAIL: ntaratsas@dmdevelopment.com

APPLICANT (MAIN CONTACT INFORMATION)

NAME: OWEN POOLIE
ADDRESS: 151 SPYRUCK COURT
CITY, STATE: WALNUT CREEK, CA ZIP: 94595
PHONE #: 925 980 6444
EMAIL: OWEN@PROFESSIONALSS.COM

☒ I am the property owner and hereby authorize the filing of this application.

☐ Check here if billings are to be sent to applicant rather than owner.

SIGNATURE: [Signature]

SIGNATURE: [Signature]

Project Description:

PRIVATE STORM SYSTEM, ROADWAYS - GATIE COMMUNITY.
FORMAL APPROVAL OF LAGOON DOCK/MOORING PLAN.

*****FOR OFFICE USE ONLY*****

Project Description: The applicant requests approval to modify the Delta Coves final development plan (County File #DP82-3024), to convert the roads within the development from public roads to private roads, convert the storm drain facilities to private storm drain facilities, add gated entry points, and approval of a dock design plan and mooring plan for the lagoon.

	TYPE OF FEE	FEE	CODE	ASSESSOR'S #:
Area: <u>Bethel Island</u>	*Base Fee/Deposit <u>DD</u> <u>PN</u>	\$ <u>4,500</u> <u>2,000</u>	S-39C <u>29CP</u>	031-010-010
Fire District: <u>East Contra Costa</u>	Late Filing Penalty (+50% of above if applicable)	\$	S-065	Site Address: <u>0 Gateway Rd. (Delta Coves)</u>
Sphere of Influence: <u>N/A</u>	1/2% Est. Value over \$100,000	\$	S-029	Zoning District: <u>P-1, -FH</u>
Flood Zone: <u>AE</u>	#Units/Lots <u>x \$</u> <u>Sq. Ft. x \$</u>	\$	S-014	General Plan: <u>SL & WA</u>
x-ref Files: <u>DP82-3024</u>	Notification Fee	\$15.00/\$30.00	S-052	Census Tract: <u>3010</u>
	Fish & Game Posting (If not CEQA exempt)	\$75.00	S-048	Substandard Lot: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Environmental Health Dept.	\$57.00	5884	Supervisory District: <u>3</u>
Concurrent Files: <u>DP20-3003</u>	TOTAL	\$ <u>6,162</u>		Received By: <u>M. Mitchell</u>
*Additional fees based on time and materials will be charged if staff costs exceed base fee.				Date Filed: <u>3-9-20</u>
				File #: <u>DP20-3007</u>

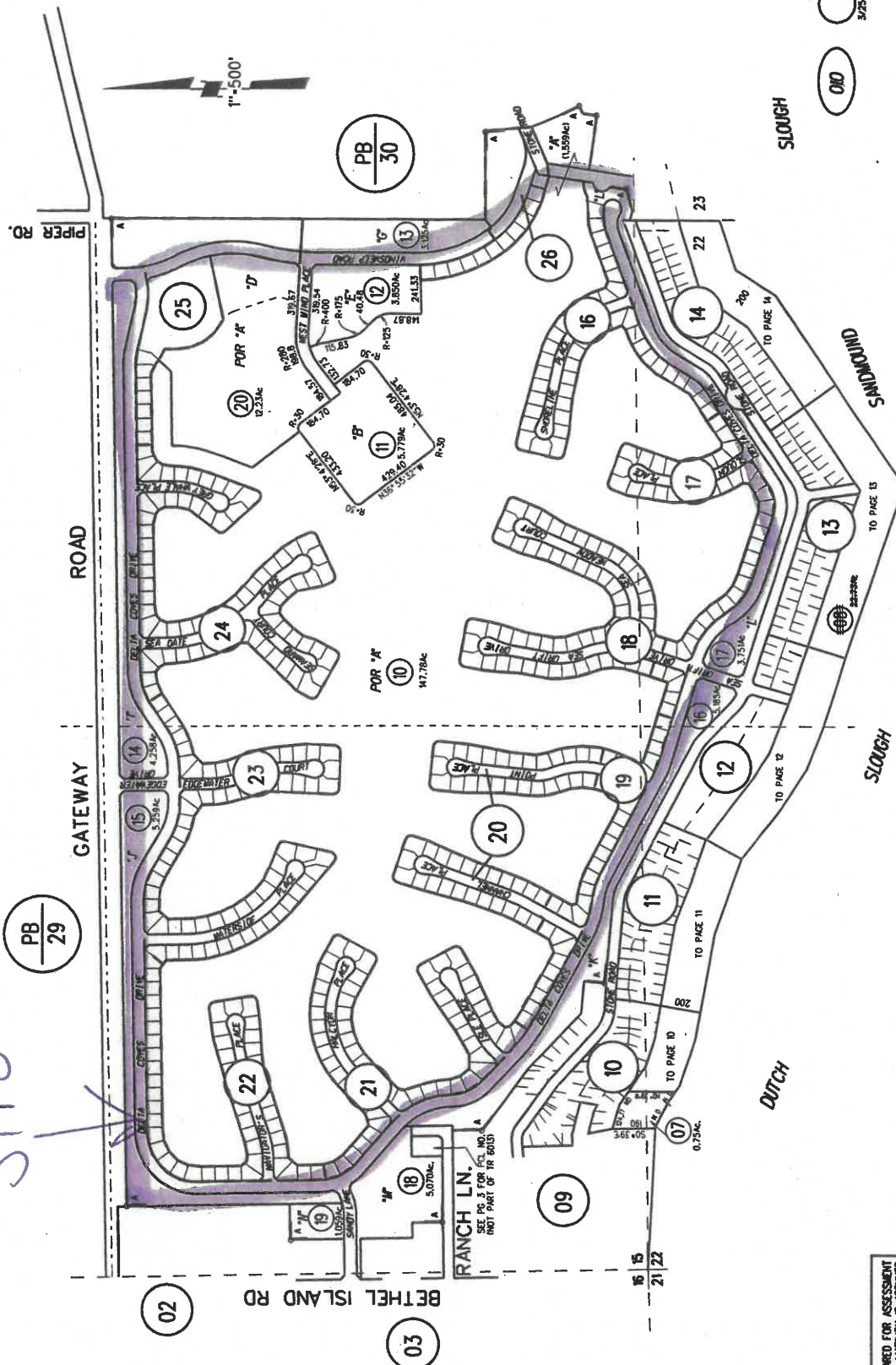
APPLICATION SUBMITTAL ON REVERSE

POR W1/2 SEC 14 / POR S1/2 SEC 15 & POR N1/2 SEC 22

T2N R3E MDBM

2005 A-POR TRACT 6013 MB 476-37 S1/2205 DELTA COVES AT BETHEL ISLAND

SITE



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY VARY FROM THE LOCAL LOT SPLIT OR RECORD SITE ORDINANCES.

General Plan: SL



0.3 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user dependent static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or available. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



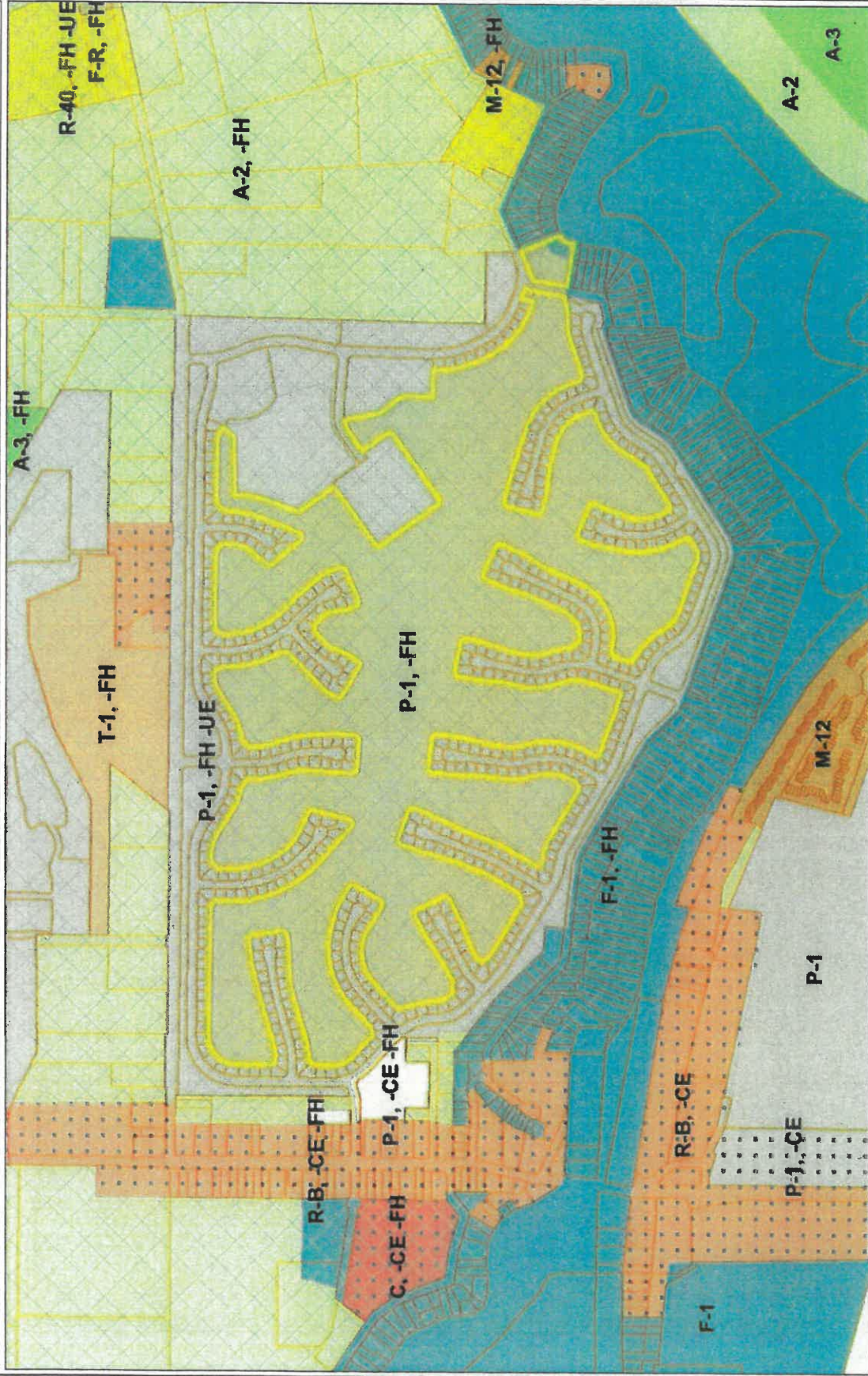
Legend

- General Plan**
- SV (Single Family Residential - Very Low Density)
 - SL (Single Family Residential - Low Density)
 - SH (Single Family Residential - Medium Density)
 - ML (Multiple Family Residential - Low Density)
 - MV (Multiple Family Residential - Medium Density)
 - MS (Multiple Family Residential - High Density)
 - MO (Mobile Home)
 - M-1 (Pleasant Avenue Mixed Use)
 - M-2 (Downtown/Waterfront Redesign)
 - M-3 (Pleasant Hill BART Mixed Use)
 - M-4 (Willow Pass Road Mixed Use)
 - M-5 (Willow Pass Road Commercial)
 - M-6 (Bay Point Residential Mixed Use)
 - M-7 (Pittsburg/Bay Point BART Station)
 - M-8 (Monticini Manor Mixed Use)
 - M-9 (Willow Pass Business Park & Office)
 - M-10 (Apollon Way Mixed Use)
 - M-11 (Triangle Area Mixed Use)
 - M-12 (San Pablo Dam Road Mixed Use)
 - M-13 (Heritage Mixed Use)
 - CO (Commercial)
 - OF (Office)
 - BP (Business Park)
 - LI (Light Industry)
 - HI (Heavy Industry)
 - AL OIBA (Agricultural Lands & Other)
 - CR (Commercial Recreation)
 - ACD (Airport Commercial)
 - LF (Landfill)
 - PS (Public/Open Space)
 - PR (Parks and Recreation)
 - OS (Open Space)
 - AL (Agricultural Lands)

1:9,028



Zoning: P-1, -FH -UE



0.3 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere



Legend

	R-6 (Single Family Residential)
	R-4, -FH -UE (Single Family Residential - Urban Farm Animal Exclusion Com)
	R-40, -FH -UE (Single Family Residential - Hillside Development Combining DI)
	R-4, -FH -UE (Single Family Residential - View Ordinance and Kensington Cc)
	R-4, -UE (Single Family Residential - Exclusion Combining District)
	R-4, -X (Single Family Residential - Combining District)
	R-7 (Single Family Residential)
	R-7, -X (Single Family Residential - Combining District)
	R-10 (Single Family Residential)
	R-10, -UE (Single Family Residential - Exclusion Combining District)
	R-12 (Single Family Residential)
	R-15 (Single Family Residential)
	R-20 (Single Family Residential)
	R-20, -UE (Single Family Residential - Exclusion Combining District)
	R-40 (Single Family Residential)
	R-40, -FH -UE (Single Family Residential - Urban Farm Animal Exclusion Com)
	R-40, -UE (Single Family Residential - Exclusion Combining District)
	R-45 (Single Family Residential)
	R-100 (Single Family Residential)
	D-1 (Two Family Residential)
	D-1, -T (Two Family Residential - Tri District)
	D-1, -UE (Planned Unit - Urban Farm Combining District)
	M-12 (Multiple Family Residential)
	M-12, -FH (Multiple Family Residential - Combining District)
	M-17 (Multiple Family Residential)
	M-29 (Multiple Family Residential)
	F-4 (Forestry Recreational - Fc District)
	F-1 (Water Recreational)
	F-1, -FH (Water Recreational - Fc District)
	A-2 (General Agriculture)
	A-2, -BS (General Agriculture - Bc District)

1:9,028

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Aerial Photograph



Legend

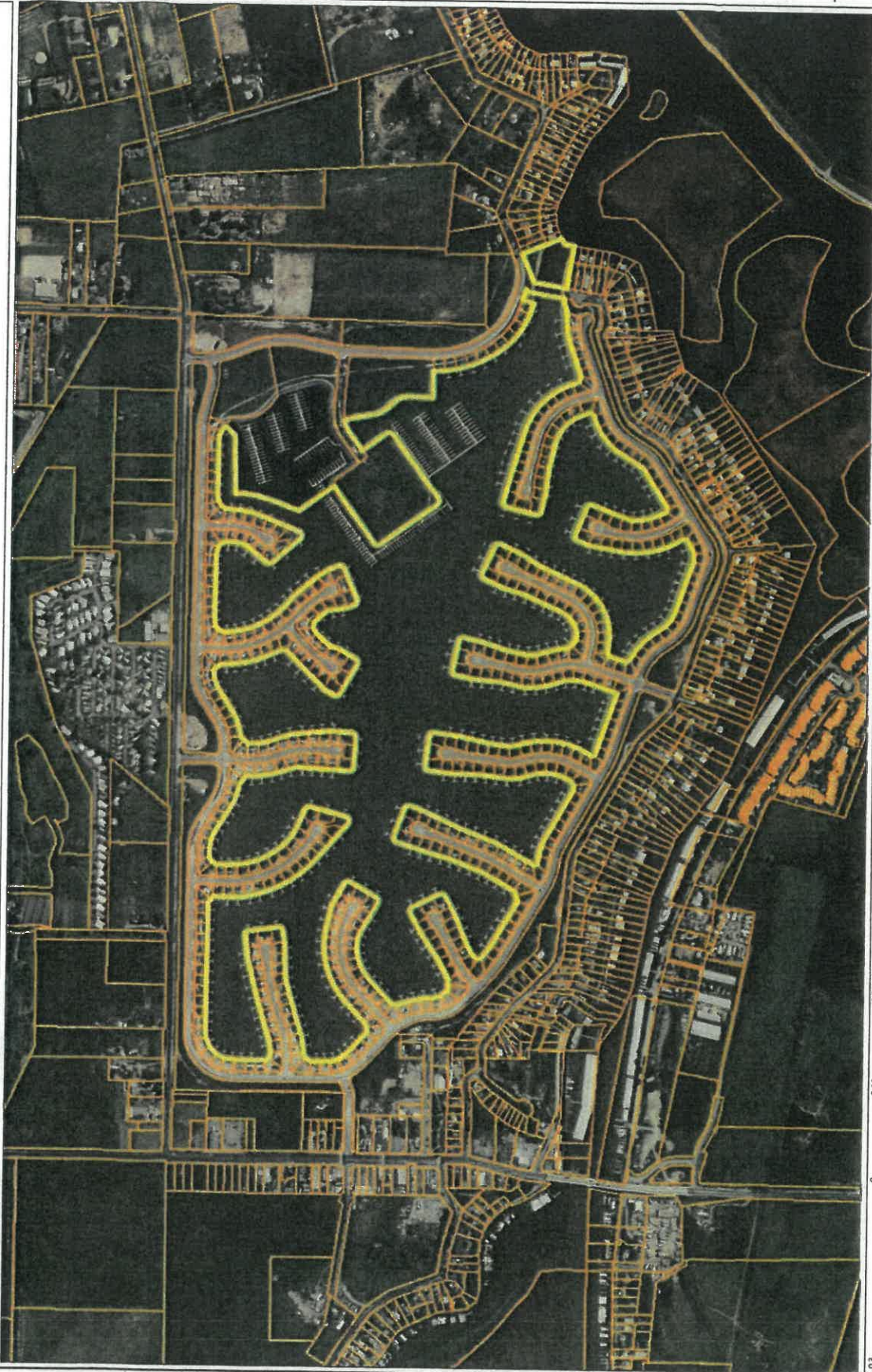
- Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 80cm Imagery
- High Resolution 30cm Imagery
- Citations

1:9,028

Notes

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



0.2 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

Memo

Real Estate Services

To: Margaret Mitchell, Planner 1, Contra Costa County, Dept.
Conservation and Development

From: Owen Poole, Applicant

CC: Property Owner

Date: March 9, 2020

Re: Submittal of Substantial Development Modification, Subdivision 6013, Delta Coves at Bethel Island.



000000-3 PM 4:52
D936-3007

This development plan modification application has four purposes. They are:

1. To privatize streets currently planned for dedication to Contra Costa County
2. To privatize a storm drainage system currently planned for dedication to Contra Costa County
3. To obtain design approval for gated entry points to the private roads.
4. To provide Contra Costa County with lagoon dock detail plans and mooring maps that show the geometric constraints and solutions required in order to provide each lot within the lagoon with its individual dock.

The first attachment to this application, entitled "Street Privatization Plan" highlights in yellow the streets that are currently offered for dedication to Contra Costa County that the Property Owner and Applicant ("Owner") seek to privatize.

Through discussion and agreement with Contra Costa County Public Works the Owner has split the development into north and south sections. Both the north and south roadways are substantially complete. The roadways are designed to receive two lifts of asphalt. The northern roadways have received their second lift of asphalt and the southern roadways have not. The Owner is building all the houses on the north section first and has therefore deferred the second lift of asphalt on the southern roads until they are closer to utilization by residents.

151 Spyrock Court
Walnut Creek, CA 94595

Website: <http://realestatesvs.com>
Email: owen@realestatesvs.com

Phone: 925-933-4928
FAX: 925-891-4334

OPD

The owner is completing a final punch list with public works for acceptance of the northern roads. Upon completion of the punch list items and approval to privatize all roads shown on the Street Privatization Plan, the Owner seeks to exonerate all north and south roadway bonds and their associated landscape bonds with Contra Costa County.

The Owner suggest replacement of the bonds with a cash deposit equal to an agreed percentage of the costs to complete the southern roadway work and its landscaping. The cash deposit is returned when the final southern road and landscaping is completed.

The second attachment to this application is the Storm Drain Responsibility Transfer Map. This map shows the location of a perimeter storm drain system that surrounds Delta Coves Drive. Currently the storm drain system and its maintenance will become the responsibility of Contra Costa County. The owner proposes to takeover this responsibility concurrently with maintaining the roadways.

The third attachment is the Private Street Entry Exhibit. This exhibit shows the locations of gated entries to the private roads. The entries at Sandy Lane, Edgewater Drive and the eastern side of Delta Coves drive will be controlled by a card reader system with controls for residents, visitors and emergency override systems for emergency vehicle and utility companies. The fourth entry at Sea Drift Drive will be an emergency vehicle entrance only. After having community discussions, it was agreed that there was no need for Delta Coves Residents to use Stone Road to enter or leave the project.

Landscape drawings L 1 and L 2 illustrate in plan and elevation how the gated entries will appear once constructed.

Roadway, storm drain and gated entry systems have all been included in the homeowner association fees for both maintenance and reserve accounts.

The Lagoon Mooring Plan is also attached. This map along with an attached Plot Plan are part of a set of tools that the Homeowner's Association uses to manage the lagoon. Parcel A shown on the Lagoon Mooring Map is a body of water owned and managed by the homeowner's association. The dark outer line around the lots on the mooring map is the maximum allowable projection that a private property owner can dock a boat within the lagoon. The clear areas between two maximum docking projections within the lagoon have been designed to accommodate safe passage of two boats going in opposite directions. GPS location, current, wind and tides were all factors in developing the mooring map. Dock Types A, B, C and D shown on the Mooring Plan illustrate the four basic dock configurations utilized within the lagoon in order to provide each lot with its designated dock. Geometry in the corner lots dictated the dock configurations.

ORF

The Sample Plot plan attached is the final document submitted with this application. It shows a typical lot and the easement granted in Parcel A with the transfer of the lot to private ownership. The plot conforms to all existing setback requirements for Delta Coves and it is your administrative tool for a final check on conformance for each lot. Each plot plan will indicate the outer mooring line for the property, its dock type and any deck that may be ordered with the construction of the property.

This package includes two bound full-size sets of the above described documents plus six 11 by 17 reduced sets for distribution to outside agencies.

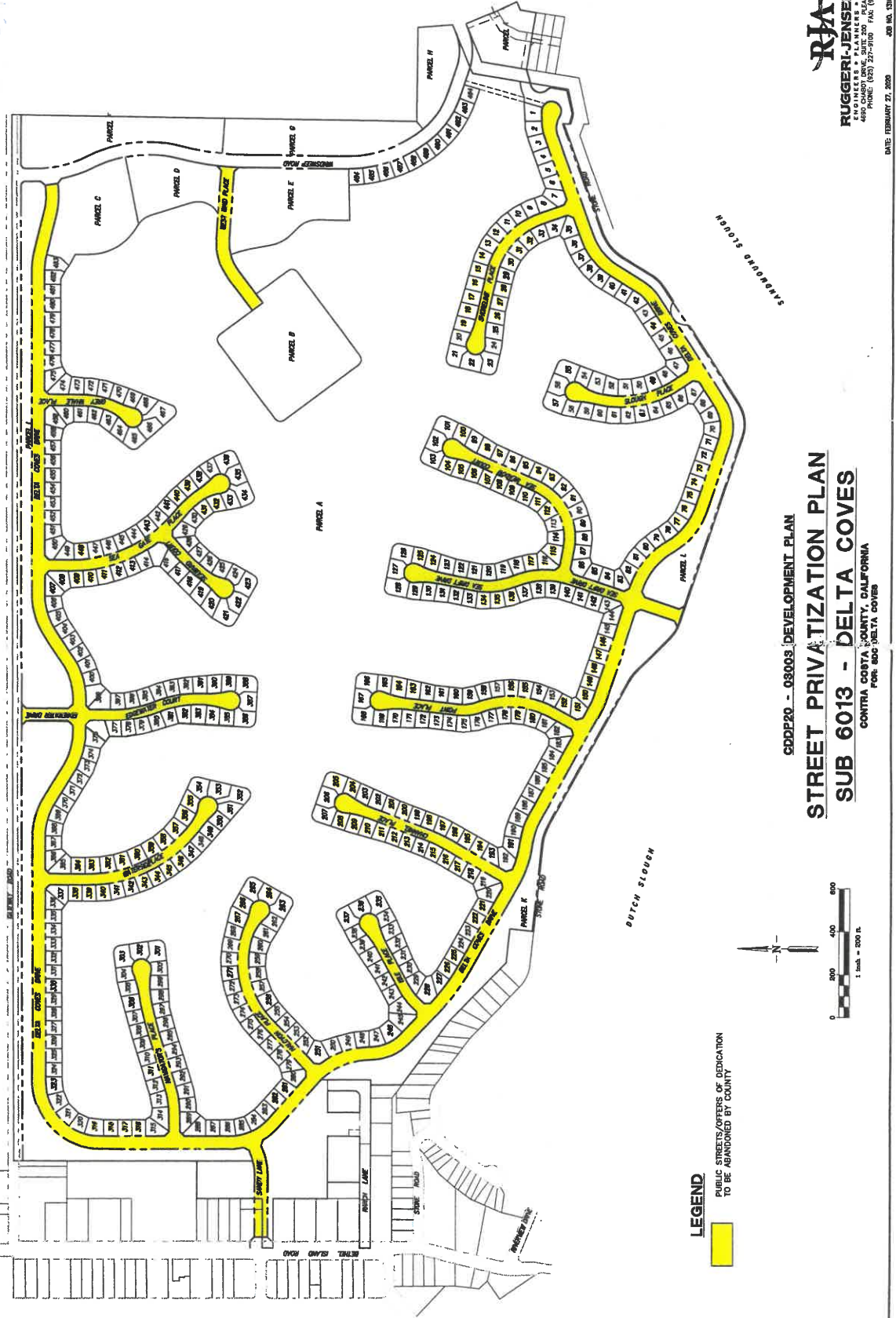
Please review the documents as soon as possible and please call me should you need additional information.

Thank you.

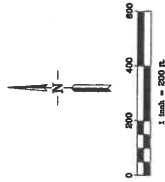
A handwritten signature in black ink, appearing to be "Owen", with a long, sweeping horizontal stroke extending to the right.

DP20-3007

2/14/52

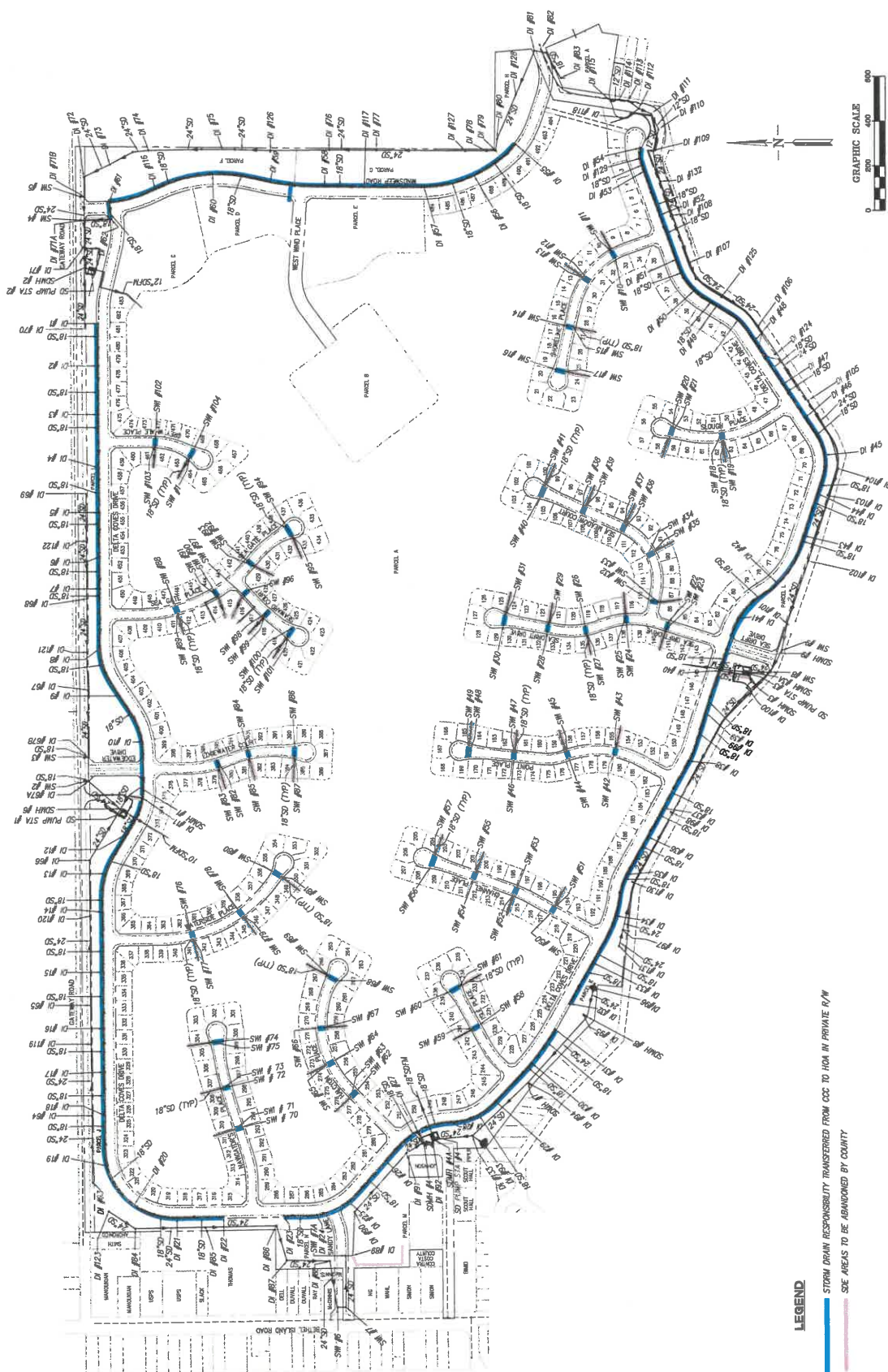


LEGEND
PUBLIC STREETS/OTHERS OF DEDICATION
TO BE ABANDONED BY COUNTY



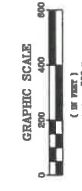
CDP20 - 03003 DEVELOPMENT PLAN
STREET PRIVATIZATION PLAN
SUB 6013 - DELTA COVES
CONTRA COSTA COUNTY, CALIFORNIA
FOR 800 DELTA COVES

RJA
RUGGERI-JENSEN-AZAR
4650 CHANDLER DRIVE, SUITE 200 - PLEASANTON, CA 94566
PHONE (925) 227-9100 FAX (925) 227-1000
DATE: FEBRUARY 27, 2000 JOB NO. 130019 SHEET 1 OF 1



LEGEND

- STORM DRAIN RESPONSIBILITY TRANSFERRED FROM CCC TO HOA IN PRIVATE R/W
- SEE AREAS TO BE ABANDONED BY COUNTY



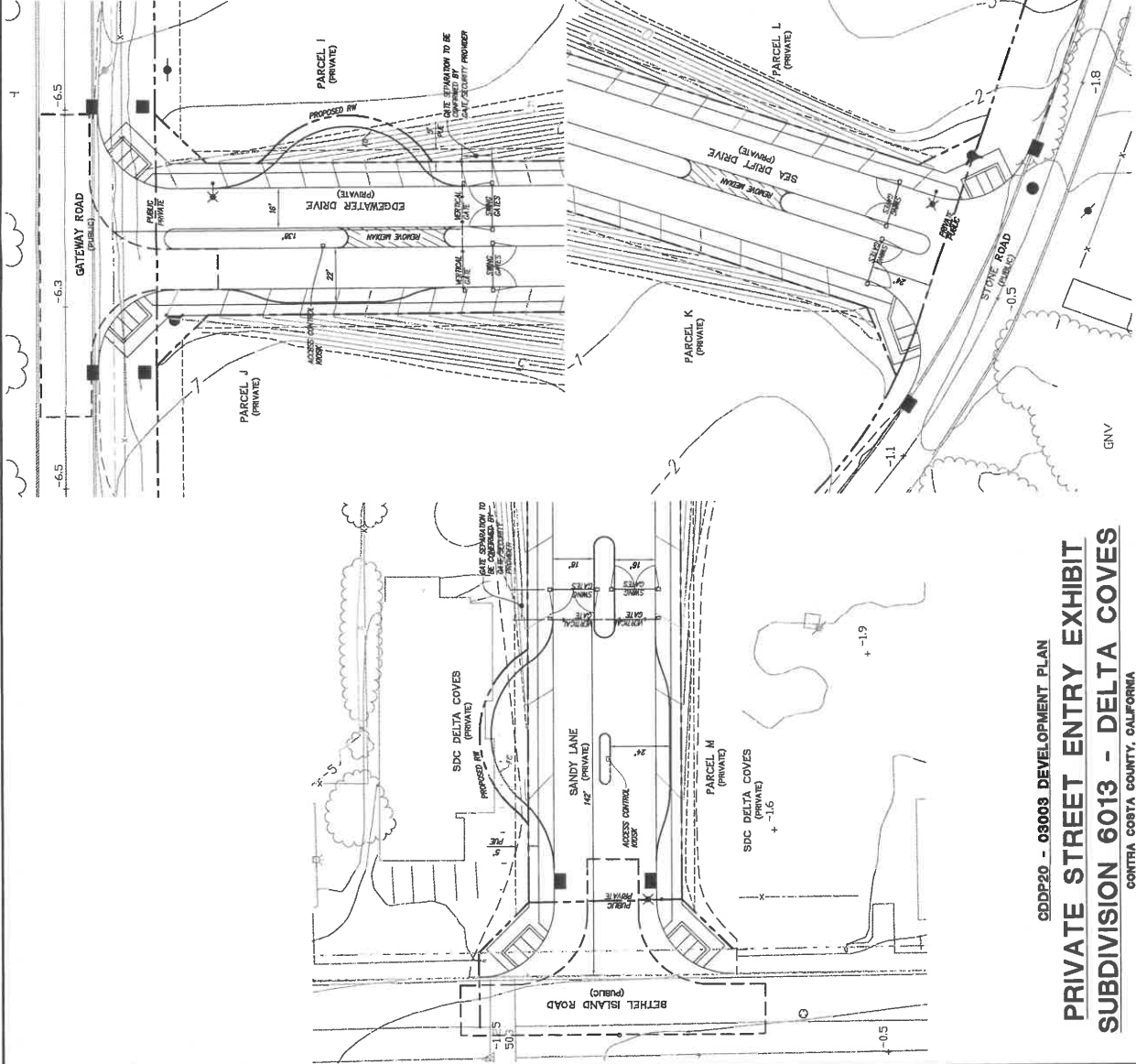
STORM DRAIN RESPONSIBILITY TRANSFER MAP
SUBDIVISION 6013 - DELTA COVES

CDP20 - 05003 DEVELOPMENT PLAN

CONTRA COSTA COUNTY, CALIFORNIA
 FOR 600 DELTA COVES

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS & PLANNERS
 1000 RUGGERI DRIVE
 SAN FRANCISCO, CA 94103
 PHONE (415) 227-9100 FAX (415) 227-3000

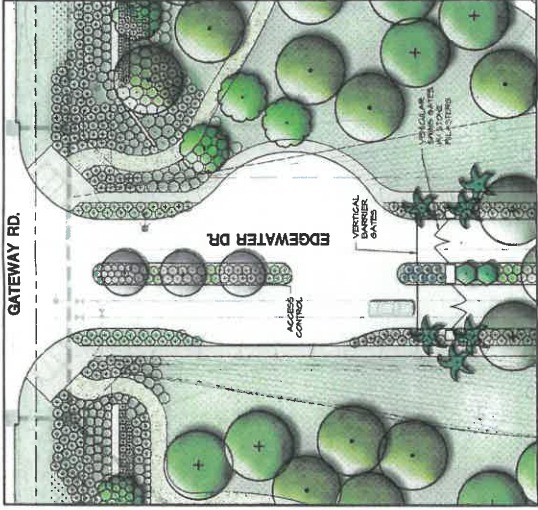
DATE: FEBRUARY 28, 2000 JOB NO. 02003/10013 SHEET 1 OF 1



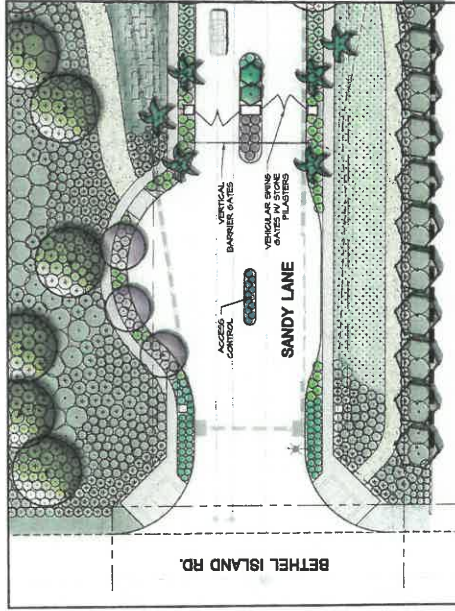
CDP20 - 03003 DEVELOPMENT PLAN
PRIVATE STREET ENTRY EXHIBIT
SUBDIVISION 6013 - DELTA COVES
 CONTRA COSTA COUNTY, CALIFORNIA
 FOR SDC DELTA COVES



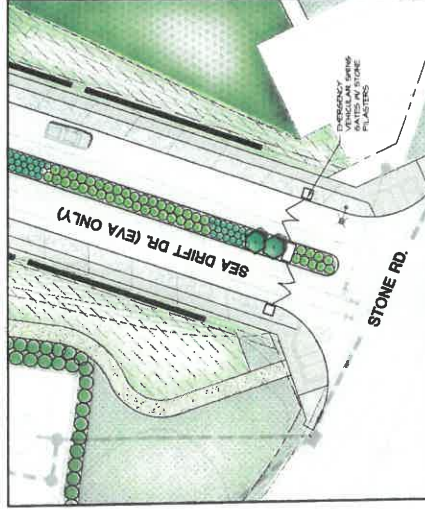
RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS & PLANNERS & SURVEYORS
 4600 DUBOIS DRIVE, SUITE 200
 PLEASANTON, CA 94566
 PHONE: (925) 251-9400 FAX: (925) 251-9401



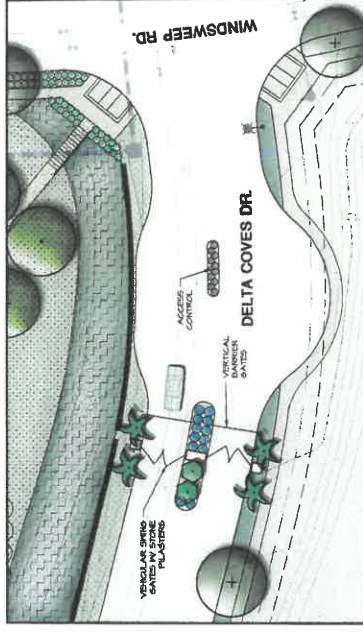
EDGEWATER DRIVE



SANDY LANE



SEA DRIFT DRIVE
(EVA)



DELTA COVES DRIVE

PRIVATE STREET ENTRIES - LANDSCAPE PLANS

COUNTY FILE #CDDP20-03003 DEVELOPMENT PLAN
Delta Coves, Bethel Island, California

DMB DEVELOPMENT

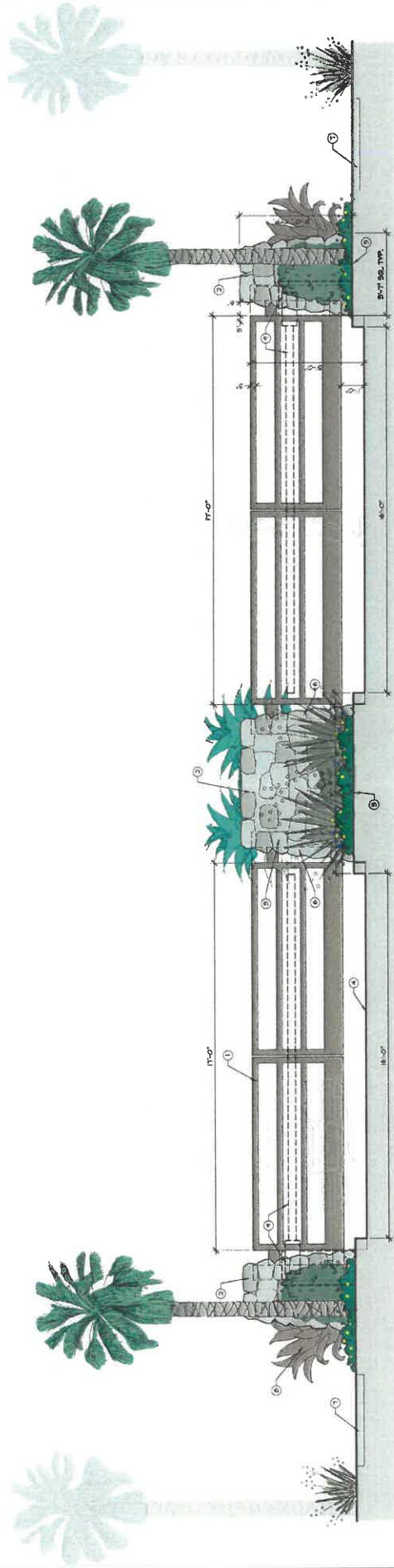


ENVIRONMENTAL
FORESIGHT, INC.
Landscape Architecture
1700 N. Broadway, Suite 401
West Creek, CA 94088
T 925.938.6688
www.environmentalforesight.com



0 10 20 40 FT.
DATE: 08/02/20
JOB: 200001

L-1
1 of 2



VEHICULAR ENTRY GATES W PILASTERS
(TYPICAL)

SCALE: 1/2" = 1'-0"
DW: Elevation/03/04/04

1/28

PRIVATE STREET ENTRIES - TYPICAL GATE ELEVATION

COUNTY FILE #CDDP20-03003 DEVELOPMENT PLAN
Delta Coves, Bethel Island, California

DMB DEVELOPMENT

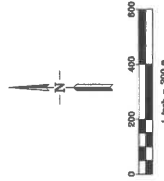
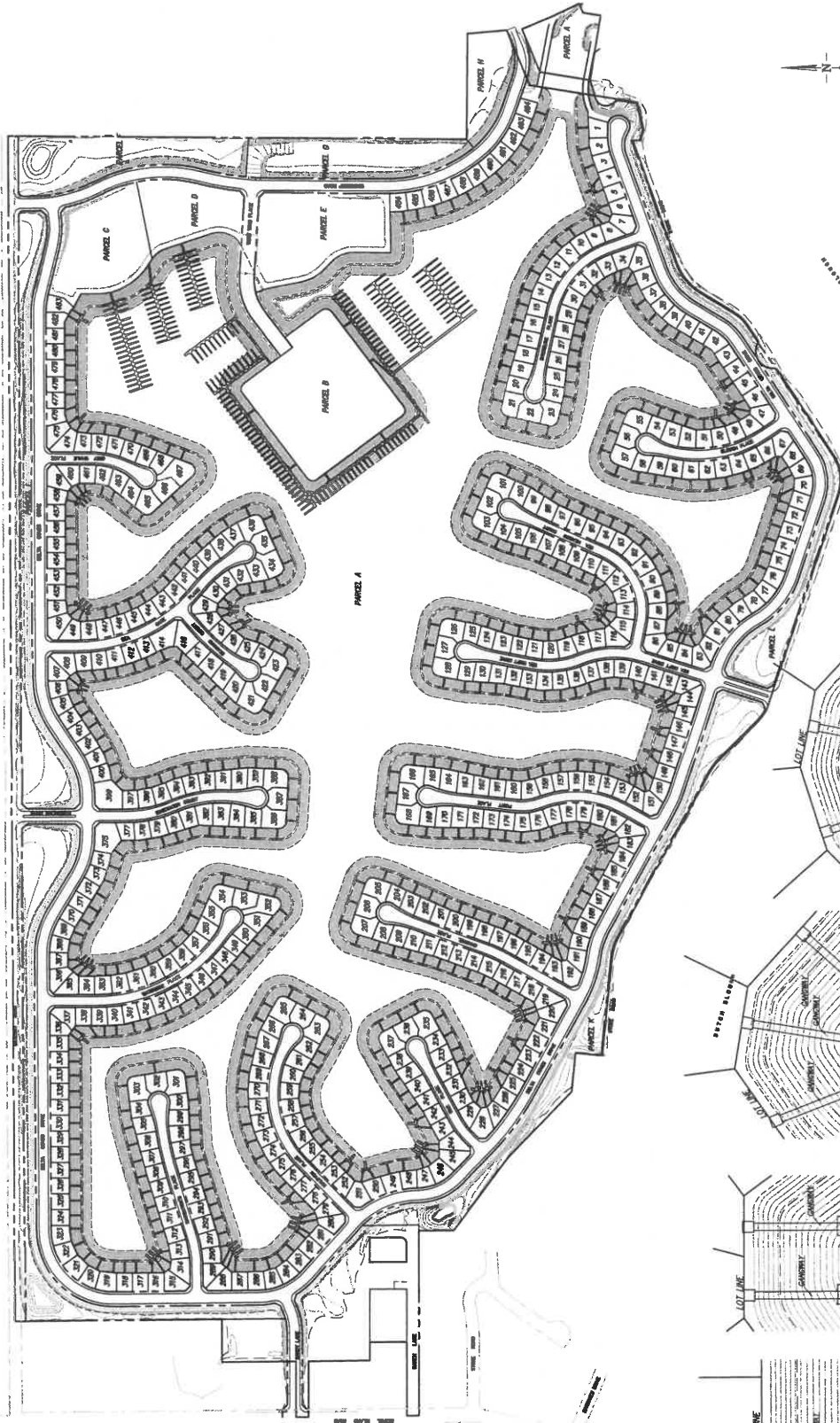


ENVIRONMENTAL
FORESIGHT, INC.
Landscape Architecture
1770 N. Broadway, Suite 401
West Creek, CA 94098
T: (925) 938-1888
www.environmentalforesight.com



DATE: 08/09/20
JOB: 800001

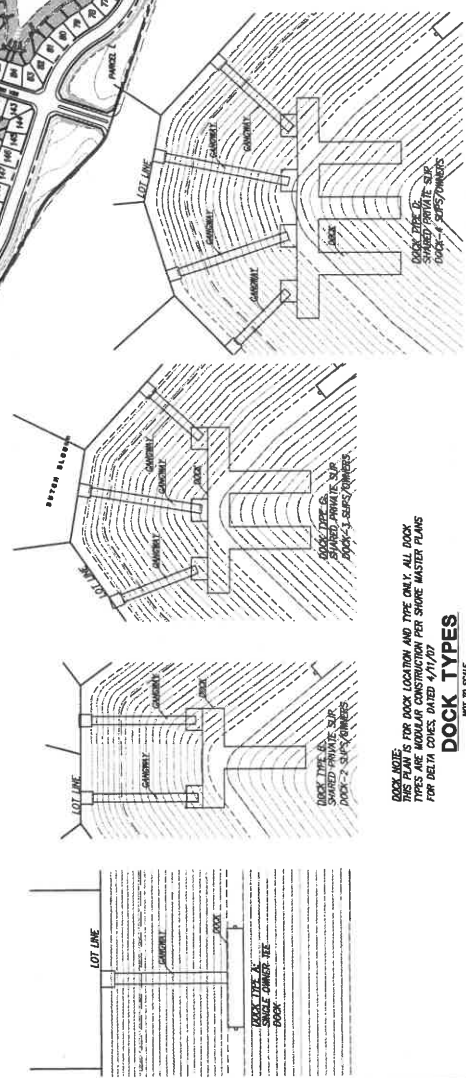
L-2
2 of 2



CDP20 - 03003 DEVELOPMENT PLAN
LAGOON MOORING PLAN
SUB 6013 - DELTA COVES
 CONTRA COSTA COUNTY, CALIFORNIA
 FOR 800 DELTA COVES

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4805 CHANDLER DRIVE, SUITE 200
 SAN FRANCISCO, CA 94124
 (415) 251-4000 FAX (415) 251-4005

DATE: FEBRUARY 27, 2003
 SHEET NO. 1310B
 SHEET C-1



DOCK TYPES
 NOT TO SCALE

DOCK NOTE:
 THIS PLAN IS FOR DOCK LOCATION AND TYPE ONLY. ALL DOCK
 TYPES ARE SHOWN FOR INFORMATION ONLY. FOR SHORE MASTER PLANS
 FOR DELTA COVES, SEE SHEET C-2.

- LEGEND**
- | | |
|------|--------------------------------|
| LMVE | PUBLIC LEVEL |
| LM | MAINTENANCE EASEMENT |
| FC | RIGHT OF WAY |
| FW | FACE OF CURB |
| SW | FLOW LINE |
| SD | SIDEWALK |
| TC | PUBLIC UTILITY EASEMENT |
| TOE | TOP OF CURB ELEV. |
| FF | FINISH FLOOR ELEV. |
| FG | FINISH GRADE ELEV. |
| GER | GARAGE ELEVATION REAR |
| GR | PAD ELEVATION |
| BW | BACK OF WALK |
| SE | STORM DRAIN EASEMENT |
| SL | STREET LIGHT |
| SM | STORM WATER INLET |
| AM | AIR RELEASE VALVE |
| WM | WATER METER |
| FM | FIRE HYDRANT |
| Z | PG & E PRIMARY VAULT |
| 4 | 4'-6" x 8'-6" x 6'-0" |
| 3 | 3' x 5' x 3'-6" |
| 2 | SPUCE BOX 17'x30'x12' |
| 1 | SPUCE BOX 17'x30'x18' |
| 0 | TELEPHONE BOX 20'x42'x36" |
| 0 | TRANSFORMER PAD 36'x32'x18' |
| 0 | PEDESTAL 24'x36'x18'HIGH |
| 0 | STATE #5 (STREET LIGHTING) |
| 0 | STATE #5-1/2 (STREET LIGHTING) |
| 0 | AREA DRAIN & PIPE |
| 0 | EXISTING STORM DRAIN |
| 0 | FENCE |
| 0 | JOINT TRENCH |
| 0 | SMALL (18" MIN) |
| 0 | GRASSY SWALE |
| 0 | STRUCTURAL DECK |
| 0 | NON-STRUCTURAL DECK |

Bethel Island, CA 94511

Invoice

Date	Invoice #
3/11/2020	117

Bill To
Bethel Island Municipal Advisory Council 3361 Walnut Blvd. Suite 140 Brentwood, CA 94513

Description	Amount
March 10, 2020 BIMAC Meeting	200.00
Total	\$200.00

****REVISED****

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MARCH 16, 2020

30 MUIR ROAD

MARTINEZ, CA 94553

RECEIVED

MAR - 9 2020

*****1:30 P.M.*****

BY: _____

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

- 2a. SBA MONARCH TOWERS I, LLC (Applicant) - ROBERT G. MARTINEZ & ANA M. MARTINEZ (Owners), County File #LP19-2047: The applicant requests approval for a renewal of Land Use Permit #LP09-2030, to authorize the continued operation of an existing communications tower on the subject property. T-Mobile is presently leasing space on the existing tower, and could continue to operate at this location if this application is approved. No modifications to the existing facility are proposed with this application. The subject property is located at 1940 Sunset Road in the unincorporated Brentwood Area. (Zoning: A-2 General Agricultural) (APN 020-232-006) AV Staff Report

*****3:30 P.M.*****

1. PUBLIC COMMENTS:

2. SCOPING SESSION: PUBLIC HEARING

- 2a. COMPASS LAND GROUP (Applicant) - CEMEX CONSTRUCTION MATERIALS PACIFIC, LLC's (Owner), County File #'s LP15-2030 and 2031: the applicant is requesting approval of two land use permits for the purposes of amending an existing quarry's reclamation plan and corresponding operations, which includes the following components:

- Reclamation over an anticipated period of 50 years to a post-mining land use of open space;
- Reduction of the surface mining disturbance footprint that leaves the east rim of the quarry intact, providing a visual buffer between the quarry and viewsheds to the east;
- Permanent overburden fill areas;
- Final grading contours reflecting a maximum depth of excavation at elevation 110 feet mean sea level with finish slope angles that achieve adequate factors of safety;
- A final drainage plan that provides for the quarry pit to slowly fill with stormwater following reclamation to form a quarry lake with a controlled outflow that conveys stormwater to natural drainage courses and human-made drainage facilities;
- Revegetation of the quarry east rim, overburden fill areas, and processing plant site to a combination of chaparral and grassland habitats that feature California native seed mixes;
- Elimination of requirements to backfill, grade, and compact the quarry floor and benches, given that the planned open space end use will provide for a future quarry lake;
- Clarification of pre-1976 (pre-California Surface Mining and Reclamation Act (SMARA)) disturbance areas, including any areas disturbed outside the boundaries of the 1983 Reclamation Plan; and

- Achievement of current State reclamation standards during reclamation.

In addition, and in response to stakeholder input, CEMEX has incorporated into the Revised Reclamation Plan a new screening berm (between the existing processing plant site and residential communities to the north) and an alternate driveway for accessing the site farther north along Mitchell Canyon Road. (Assessor's Parcel Numbers: 112-020-007 and 112-020-013) CEQA: This is a hearing to allow the Zoning Administrator to accept public comments/concerns in determining the scope and content of an Environmental Impact Report (EIR) that is to be prepared for the CEMEX Construction Materials Pacific, LLC project. (FA) Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 6, 2020.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.